

Keaton House

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Keaton House,

Ermington, South Devon, PL21 0LB

Ivybridge 1.5 miles | Kingsbridge 7 miles | Plymouth 9 miles | Bantham Beach 12 miles

An elegant South Devon country house with a detached secondary house, extensive traditional outbuildings, swimming pool, lake, stabling and approximately 40 acres of gardens, parkland, pasture and woodland

- Elegant non-listed Regency-style country house
- Seven bedrooms and extensive reception space
- Swimming pool, lake and mature landscaped gardens
- Approx 40 acres of parkland, pasture and woodland
- Freehold
- Approx 4,894 sqft of principal accommodation
- Detached three-bedroom Power House approx 901.5 sqft
- Extensive traditional outbuildings, garaging and stabling
- Private setting close to access links, Dartmoor and the coast
- Council tax band H and D

Guide Price £2,750,000

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SITUATION

Keaton House occupies a wonderfully private setting amid the rolling countryside of South Devon, within easy reach of the sought-after village of Ermington and the thriving market town of Modbury. Modbury provides an excellent range of independent shops, cafés, restaurants and everyday amenities, while Ivybridge offers further facilities together with a mainline railway station.

The surrounding countryside provides extensive opportunities for walking, riding and cycling, with Dartmoor National Park readily accessible to the north. To the south, the renowned South Devon coastline offers a wide choice of beaches, sailing waters and coastal walks, including those around Mothecombe, Bigbury and Bantham. The celebrated estuary towns of Salcombe and Dartmouth are also within reach.

For wider communications, the A38 provides convenient access to Plymouth and Exeter, connecting with the national motorway network.

DESCRIPTION

Keaton House offers a rare opportunity to enjoy the scale, privacy and character of a traditional South Devon country estate, combining elegant principal accommodation with a detached secondary house, an extensive range of outbuildings and approximately 40 acres of beautifully varied grounds.

The handsome, non-listed Regency-style house occupies a commanding position and displays many of the architectural qualities associated with a residence of its period, including well-proportioned reception rooms, tall sash windows, high ceilings, decorative plasterwork, fireplaces and a graceful principal staircase.

Extending to approximately 4,894 sq ft, the house provides substantial and versatile accommodation arranged over four floors. The Power House, a charming detached stone-built three-bedroom residence extending to approximately 902 sq ft, provides excellent accommodation for extended family, guests, staff or holiday use.

The property is complemented by a notable collection of traditional stone buildings arranged around a courtyard, including garaging, former estate and entertaining spaces, stabling and useful storage. Together with the swimming pool, lake, gardens, parkland, pasture and woodland, these features create an exceptionally complete country property.

ACCOMMODATION

The principal entrance opens into a broad reception and staircase hall, providing an impressive introduction to the house. The principal reception rooms comprise a well-proportioned drawing room and dining room, together with a separate study. To the rear, the conservatory provides a light-filled connection with the gardens and leads through to the substantial garden room, creating an excellent space for informal family living and entertaining.

The kitchen is arranged around a central island and is fitted with an oil-fired AGA, with adjoining ancillary accommodation including a back kitchen, larder, laundry and cloakroom.

The principal staircase rises to a spacious first-floor landing. The principal bedroom benefits from a dressing room and bathroom, while the guest bedroom has an en suite bathroom. Four further bedrooms are arranged across this floor, together with additional bathroom facilities. A further staircase rises to the second floor, where bedroom seven provides a substantial and versatile additional room with built-in storage.

At basement level are a wine store and two large cellar rooms, providing extensive storage and useful ancillary space.













THE POWER HOUSE

The Power House is a detached three-bedroom residence of traditional stone construction. Arranged in a reverse-level layout, the entrance floor provides an open-plan sitting and dining room with exposed beams and a wood-burning stove, together with a fitted kitchen. The lower floor comprises three bedrooms and a family bathroom.

GARDENS AND GROUNDS

Keaton House is approached from the country lane over a private drive, which leads into the heart of the property and provides ample parking and access to the garaging and outbuildings.

The mature gardens surrounding the house create an attractive and private setting, with broad lawns, established trees, shrubs and seasonal planting. Sheltered terraces provide appealing spaces for outdoor entertaining, while the swimming pool is set within its own landscaped surroundings and is complemented by a pavilion, changing and shower facilities, together with an outdoor kitchen and dining area. A traditional walled garden and greenhouse add further interest.

Beyond the formal gardens, the land extends into areas of parkland, pasture and woodland. Mature trees contribute to the picturesque setting, while the substantial lake forms a particularly attractive focal point within the grounds. In all, the property extends to approximately 40 acres.

TRADITIONAL BUILDINGS AND STABLING

The extensive range of traditional stone buildings is grouped around an attractive courtyard and provides considerable flexibility for equestrian, leisure, storage and ancillary purposes.

The equestrian facilities are a notable feature. A traditional stone stable block retains original stall divisions and cobbled floors, while a purpose-built stable courtyard provides nine timber stables together with dedicated tack and feed stores. The surrounding pasture forms a natural complement to the stabling and offers excellent scope for those wishing to keep horses at home.

Further buildings include the former Estate Office within a substantial two-storey stone barn, with workshop and domestic storage below, together with the Shoot Room, an impressive entertaining space supported by kitchen and cloakroom facilities. Additional garaging, workshops and storage buildings complete this extensive and highly versatile range.

SERVICES

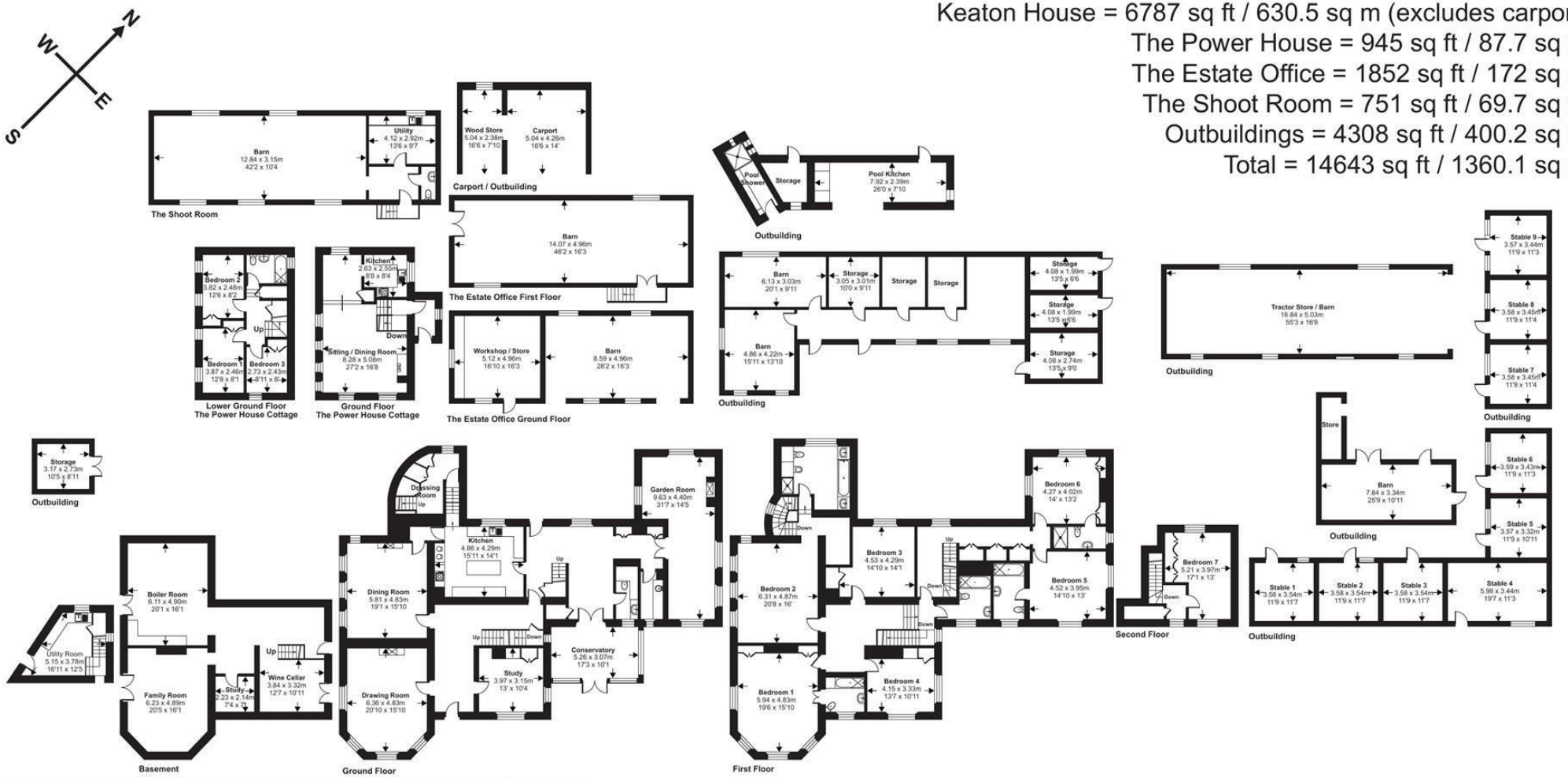
Mains water and electricity are connected to both Keaton House and The Power House. Private drainage is to a septic tank. Oil-fired central heating is installed.

DIRECTIONS

From the A38, take the B3213 exit towards Ivybridge and continue in the direction of Ermington. Proceed onto Keaton Lane, where the entrance to the property will be found on the right-hand side.

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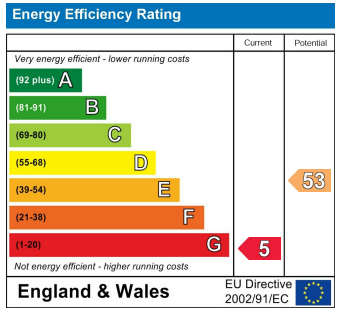
Keaton House = 6787 sq ft / 630.5 sq m (excludes carport)
The Power House = 945 sq ft / 87.7 sq m
The Estate Office = 1852 sq ft / 172 sq m
The Shoot Room = 751 sq ft / 69.7 sq m
Outbuildings = 4308 sq ft / 400.2 sq m
Total = 14643 sq ft / 1360.1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1495633



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